

**TOWN OF DARIEN
BOARD OF SELECTMEN
DRAFT MINUTES
REGULAR MEETING
TUESDAY, DECEMBER 14, 2009**

ATTENDANCE: 1st Selectman David Campbell; David Bayne; Jayme Stevenson;
Gerald Nielsen, Jr.; Callie Sullivan

STAFF: Karl Kilduff, Administrative Officer

OTHERS: Walter Casey; Paul Housey; Sandy Stoller

CALL TO ORDER

1st Selectman Campbell called the meeting to order at 8:00 p.m.

PUBLIC COMMENT

The following public comments are summarized and are not to be considered verbatim.

Mr. Walter Casey, Webster Valley Road, said that on December 1, 2009, he requested from the Darien Tax Collector information on who is paying the real estate taxes on the Ring's End property. He said the public has the right to complete transparency. He said he mailed a letter indicating the conflicts of interest with the Ring's End site, as the property is owned by Nielsen. He also said that essentially, real estate taxes are a zero sum gain. He said he fought a tax battle with the Town and won.

Mr. Paul Housey, 21 Barringer Road, said he would like the Town to consider putting a sidewalk along Old Stamford Road on the way to the train station. He said it would be a good form of protection for the commuters who walk that way, as there are currently dangerous conditions there. He said the sidewalk should be installed from Country Club Road up to the train station. It was noted that part of that stretch is in New Canaan, and the previous Administration had looked into it. Mr. Kilduff confirmed that the cost of \$400,000, which would have to be put in the budget, would only cover installing a sidewalk up to the Town line.

Mr. Sandy Stoller distributed copies of the Allen O'Neill redevelopment plan, entitled "The Allen O'Neill Redevelopment Plan, A Myriad of Financial Mistakes". He said he found it shocking to see the redevelopment plan have so many financial deficiencies. He offered his background information, saying he has been a CPA for 17 years. He mentioned that the financial issues facing the project are numerous, most importantly a cash flow problem. He asked to the Board to commission an independent team before the financial disaster gets worse. He said the project won't work with the numbers they

currently have. He reviewed more inaccuracies with the report, and again urged the Board to consider hiring an outside financial person. Ms. Stevenson thanked him for his time and effort on this.

NEW BUSINESS

a) Discuss Disposition of 35 Leroy Avenue

1st Selectman Campbell said that in January he will ask for a study to be done at 35 Leroy Avenue. He said the conditions are deplorable there at the Senior Center. He said the previous administration had commissioned Perkins Eastman to do a study of the Senior Center in 2007. At that time, they were looking at building a new Senior Center on the existing property. It was a huge cost to tear it down and it was \$2.5 M to renovate. Other options were to move them the Seniors to the Town Hall, where services were closely available. The relocation for the Board of Education to another location would not be a problem. If the Seniors moved to the Town Hall, they would have use of the gym and other facilities. He suggested tearing down the old Senior Center and putting in another playing field. The last possibility would be if private money came in, a pool could be put in at Town Hall, making it more of a community center with the Seniors.

Mr. Bayne brought up that the newspapers quoted 1st Selectman Campbell as saying that the Garden Homes development at the Post Road and Birch Road would get the Town to the first moratorium. He said that in order to get a moratorium under the State law, the Garden Homes development would have to be built prior to the new census. He asked if there is a timeline for the Garden Homes development. 1st Selectman Campbell said he spoke with Mr. Jeremy Ginsberg and Ms. Andrea Aldrich, and they have talked with the developer. They will be meeting again in January. The developer's goal is to have this done within 11 months. The remediation work is being done now. No permit is needed. The Garden Homes company is a good company, and they need to do the project before the census. Mr. Bayne said he is worried about construction delays and running into timing problems with the census. 1st Selectman Campbell said they could use other sites that would qualify.

Ms. Sullivan said that she and 1st Selectman Campbell met with Mr. Larry Clutch and he gave them an indication of one year for the project. She asked if 1st Selectman Campbell had communicated with Mr. Clutch about the project being on hold; 1st Selectman Campbell said he will contact Mr. Clutch. Mr. Bayne asked 1st Selectman Campbell what his proposed solutions are for Darien and the affordable housing issue. 1st Selectman Campbell said that 150 towns don't qualify for 8-30G and only two have moratoriums. Darien would be the third town to have a moratorium. It was mentioned that the suggestion of accessory apartments had been brought up as part of the affordable housing issue. It was suggested that Mutual Housing Associates

present their plan to the Board to move the project forward, as there had been little communication between them and the Board recently.

1st Selectman Campbell said the most important thing right now are the Seniors, and he suggested that they make it Senior affordable housing.

More discussion took place regarding the affordable housing issue. It was agreed that the Senior Center is an important issue, and discussion took place about the square footage numbers of the existing Senior Center and the Town Hall building where they could potentially move. It was suggested that Ms. Beth Parris, the new Senior Center Director, come in to talk to the Board of Selectmen. It was mentioned that the cost to tear down the old Senior Center would be exorbitant due to the amount of asbestos in the building. Refurbishing it would be a large cost, also, as the conditions are run-down. Mr. Kilduff said that the Department of Economic Community Development (DECD) has grant money in the amount of \$750,000 and the Senior Center is an eligible project to receive those dollars.

Ms. Stevenson said she felt that the project takes care of many needs in one global plan, as long as the moratorium on affordable housing is taken care of. They can then satisfy many of the needs they have in a very economical way. Ms. Sullivan asked to have a joint meeting with the Board of Finance regarding the Garden Homes Development. She said she felt there was a perceived parking problem.

Mr. Bayne mentioned that there were two approved projects, the Police station and the Weed Beach Plan, that have been held up for one year. He asked if the Board was amenable to leapfrogging the Senior Center project over the other two projects.

1st Selectmen Campbell said he was in favor of leapfrogging the Senior Center project the other two projects. He said that the current Police Station is fine, and Weed Beach is fine. He said a building project like this can't wait. He suggested that the Board of Selectmen ask Chief Lovello to attend one of their meetings. He was asked where he thought the proposed pool should go. He said that it should go in the back by the field, and there is plenty of parking for it. Ms. Sullivan suggested that they ask to have the neighbors in the surrounding area of Town Hall involved in any discussions on this. Mr. Nielsen said that communication is the key with the community, and that is one of the Board's goals this year.

b) Discuss and Take Action on Board of Selectmen Priorities for 2010

The Board of Selectmen further reviewed the Board of Selectmen Priorities for 2010, making more revisions to the current draft.

**** MR. BAYNE MOVED TO APPROVE THE BOARD OF SELECTMEN PRIORITIES FOR 2010, AND THE 2010 ON-GOING GOVERNMENT CHARGES & RESPONSIBILITIES, AS AMENDED THIS EVENING.**

**** MS. STEVENSON SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

- c) Discuss and Take Action on Policy of Selectmen Reporting to the Full Board of Selectmen

The Board of Selectmen reviewed the Policy of Selectmen Reporting to the Full Board of Selectmen, making further changes to the current draft.

**** MR. NIELSEN MOVED TO APPROVE THE POLICY OF SELECTMEN REPORTING TO THE FULL BOARD OF SELECTMEN.**

**** MR. BAYNE SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

- d) Transfers

Public Works

RESOLVED:

That the following transfer of appropriations is approved for referral to the Board of Finance:

From:

<u>Acct. No</u>	<u>Account</u>	<u>Amount</u>
10107651-82008	Printing	\$ 885
	TOTAL	\$ 885

To:

<u>Acct. No</u>	<u>Account</u>	<u>Amount</u>
10107651-82016	Mailing	\$ 885

TOTAL

\$ 885

**** MR. BAYNE MOVED TO APPROVE THE TRANSFER OF \$885 FROM PRINTING TO MAILING.**

**** MS. STEVENSON SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

1st SELECTMAN'S REPORT

1st Selectman Campbell said he recently appeared on Cablevision's Meet the Leaders. He said he attended a recent SWRPA Meeting. He received notice from Mr. Kiner that beginning January 5, 2011, the Probate Court will be consolidated with New Canaan. He said he received a phone call from the CT DOT asking him to go to Washington to be briefed on the I-95 rest stop project. The northbound approach is a sensitive area, and it was suggested that the Friends of Selleck's Woods in on the meeting. The Holly Pond water study is complete, and he said that Mrs. Brown from the WPCA has been in contact with him to review the finances of the project. The cost of the study was \$800,000.

ADMINISTRATIVE OFFICER'S REPORT

Mr. Kilduff reviewed the meeting dates and budget meeting dates for 2010. He said that January 25th is a regular meeting date, with budget meetings to begin either that evening, in addition to the nights of the 27th and 28th. The starting time for the budget meetings is 7:30 p.m. In February, on the 1st there is a regular meeting, which will then be followed by a budget meeting. Budget meetings will be on February 2, 4, 8, 9, 11, and final action will be on February 16th.

Mr. Kilduff discussed some old business, mentioning the proposed lease of the Ledge Road Cell Tower. He received information on screening, if there were to be a cell tower or a wireless internet carrier on the roof of Town Hall. He said the screening didn't look good, so assuming there is no interest, and knowing the previous Board's opposition to it, he said he would unwind it with the developer.

AGENDA REVIEW

The Board of Selectmen said they will review via email before Christmas the two-year extension of Wayne Fox's contract.

APPOINTMENTS/REAPPOINTMENTS

Consider and take action on the following **appointment**:

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John Schlachtenhaufen to the Tree Commission for a 3-year term beginning September 1, 2008 and expiring on August 31, 2011

**** MS. STEVENSON MOVED TO APPROVE THE APPOINTMENT OF JOHN SCHLACHTENHAUFEN TO THE TREE COMMISSION FOR A 3-YEAR TERM BEGINNING SEPTEMBER 1, 2008 AND EXPIRING ON AUGUST 31, 2011**

**** MR. NIELSEN SECONDED.**

Ms. Sullivan expressed concerns about approving this appointment.

**** MR. NIELSEN RESCINDED SECONDING THE MOTION.**

**** MS. STEVENSON RESCINDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

Mr. Bayne said this would be tabled until the January 4, 2010 meeting.

Consider and take action on the following **reappointment**:

Betty Cordellos to the Western Regional Tourism District Board of Directors for a 3-year term beginning on January 1, 2010 and expiring on December 31, 2012

**** MR. BAYNE MOVED TO APPROVE THE REAPPOINTMENT OF BETTY CORDELLOS TO THE WESTERN REGIONAL TOURISM DISTRICT BOARD OF DIRECTORS FOR A 3-YEAR TERM BEGINNING ON JANUARY 1, 2010 AND EXPIRING ON DECEMBER 31, 2012**

**** MS. SULLIVAN SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

Reappointment of Advisory Commissions

- a) Advisory Board of Health
- b) Advisory Commission on Coastal Waters
- c) Advisory Commission on Information Technology
- d) Darien Cable Access Advisory Committee

**** MS. SULLIVAN MOVED TO APPROVE THE REAPPOINTMENT OF THE ADVISORY COMMISSIONS TO THE BOARD OF HEALTH; COASTAL**

**WATERS; INFORMATION TECHNOLOGY; AND THE DARIEN CABLE
ACCESS ADVISORY COMMITTEE.**

**** MR. NIELSEN SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

FORTHCOMING MEETINGS

December 15, 2009	Board of Finance Regular Meeting at 7:30 p.m.
December 16, 2009	Parks & Recreation Commission Regular Meeting at 7:30 p.m.
January 4, 2010	Board of Selectmen Regular Meeting at 7:45 p.m.
January 5, 2010	Joint Town Department Heads Meeting at 8:30 a.m.
January 5, 2010	Planning & Zoning Commission Planning Meeting 8:00 p.m.

OTHER BUSINESS

(Any items added to the agenda require a two-thirds vote)

ADJOURNMENT

**** MS. SULLIVAN MOVED TO ADJOURN.**

**** MR. NIELSEN SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9.45 p.m.

Respectfully submitted,

Carolyn Marr
Telesco Secretarial Services

